

**MINUTES**

**Historic Preservation Commission  
Kiva - City Hall, 3939 N. Drinkwater Boulevard  
February 10, 2005  
5:00 P.M.**

**CALL TO ORDER**

The special work session, preceding the public hearing, was called to order at 5:00 P.M. in the Kiva Conference Room.

**ATTENDANCE**

Present: Ed Wimmer, Chair  
B.J. Gonzales, Vice Chair (5:15 p.m.)  
Nancy Dallett  
Cathy Johnson  
Kathy Howard

Absent: George Hartz  
Paul Winslow

Staff: Don Meserve  
Debbie Abele, HPO  
Bob Cafarella

**ROLL CALL**

A formal roll call confirmed members present as stated above.

**MINUTES**

**January 13, 2005**

Commissioner Johnson requested corrections to the January 13, 2005 minutes. On page 3, Janie Ellis' address should be included. Same paragraph second sentence the word talk should be tank. Page 4, second paragraph, delete the word the before Mrs. Kueffener. Fourth paragraph, change lighting to lightning. Last paragraph insert the word planned before the words rammed earth wall.

Commissioner Dallett made a motion to approve the minutes of the January 13, 2005 meeting as amended. The motion was seconded by Commissioner Howard and passed unanimously 4-0.

**AGENDA REVIEW**

Ms. Abele provided a brief overview on the materials for the two neighborhood historic districts and for the Hotel Valley Ho Certificate of Appropriateness. She reviewed the procedures for

conducting hearings and taking actions. She responded to comments and questions from the Commission regarding the public hearing cases.

Mr. Meserve noted that there is a zoning oddity on Town and Country Scottsdale because one lot is zoned R-3. Therefore the proposed zoning district is to add HP overlay to R1-7 and R-3 for the Town and Country Scottsdale postwar subdivision.

Mr. Meserve presented a more detailed landscaping plan for the Hotel Valley Ho, including the quantities for each plant. He reported there is a Water Conservation Ordinance that requires the use of low-water plants and that is one of the reasons the City required a revised landscape plan. He responded to questions and comments from the Commission regarding the revised landscape plan.

## **DRAFT 2005 WORK PROGRAM**

Commissioner Johnson requested changes to the draft 2005 Work Program, under Community Education, first bullet delete the word canned. Under Archaeology, third bullet, capitalize the word register.

Commissioner Johnson moved to approve the 2005 Work Program for the Scottsdale Historic Preservation Commission with the changes as listed above. The motion was seconded by Commissioner Dallett and passed unanimously 5-0.

## **COMMITTEE REPORTS**

### **Historic Register**

Commissioner Howard reported the Historic Register Committee did not have anything new to report.

### **Education Outreach**

Chairman Wimmer reported Commissioner Hartz is out of the country but has advised him the Education Outreach Committee will be meeting soon after he returns from his trip to England.

## **HPO/STAFF REPORT AND ANNOUNCEMENTS**

Ms. Abele reported the proposed Taliesin West HP boundaries have been identified and at the March 10<sup>th</sup> meeting the Commission will take a tour to review the boundaries. The tour will begin at 5:00 p.m. with the regular meeting at 6:00 p.m.

Mr. Meserve reported there are meetings scheduled for Saturday March 12th and Saturday March 19th for residents to have the opportunity to discuss preservation guidelines with architects.

Ms. Abele announced there will not be a second Commission meeting in February.

Mr. Meserve announced the Winfield Scott birthday celebration hosted by the Scottsdale Historical Society will be held on Friday February 25<sup>th</sup> from Noon to 2:00pm.

## **COMMISSION COMMENTS AND ANNOUNCEMENTS**

Chair Wimmer stated he thought the Parada del Sol went very well this year. Commissioner Dallett stated she felt they should invite other people to sit on the wagon with them to make sure the wagon is full. Chair Wimmer reported that Commissioner Hartz is exploring some ideas for next year.

Chair Wimmer reported the Scottsdale Historical Society is hosting a House Tour on February 26<sup>th</sup>.

Mr. Meserve reported City Council will be reviewing Commission appointments in February and probably be making the appointments in March. He announced that Commissioner Johnson has served two terms and is not eligible for reappointment.

Chairman Wimmer stated that Commissioner Johnson has been a great role model for all commissioners. He thanked her for all of her hard work.

Adjourned the work session at 5:55 p.m. and the Commission reconvened in the Kiva for Public Hearings at 6:00 p.m.

## **PUBLIC HEARING ITEMS**

Chair Wimmer reviewed the procedures used in conducting this meeting.

- **Cases 9-HP-2004 and 24-ZN-2004, Town and Country Scottsdale Neighborhood** – Request by City of Scottsdale, applicant to add HP overlay zoning to designate a single family neighborhood of approximately 12 acres, at the southeast corner of 74th and Oak Streets, as a historic district and to place the neighborhood on the Scottsdale Historic Register.

Ms. Abele reviewed the purpose of today's hearings. She explained the criteria for HP designation that is set forth in the Scottsdale HP Ordinance. She reported this process is the result of over three years of work studying the postwar subdivision population in Scottsdale.

Ms. Abele presented this request as per the packet mailed to the Commission. Staff recommends the HPC should make a determination that the Town and Country Scottsdale subdivision meets the criteria for designation on the Scottsdale Historic Register and set forth their findings on how the neighborhood is historically and/or architecturally significant. The HPC should forward a recommendation to the Planning Commission and City Council that HP overlay zoning should be applied to the Town and Country Scottsdale historic district and that the neighborhood should be placed on the Scottsdale Historic Register.

Chairman Wimmer opened public testimony. Since no one asked to speak on this item, he closed the public testimony.

Commissioner Dallett moved that the Historic Preservation Commission considered cases 9-HP-2004 / 24-ZN-2004, and moved that Town and Country Scottsdale be designated a historic district and HP overlay zoning be applied in light of: 1) all of the research that has been conducted over the last three years; 2) the visitation to Town and Country Scottsdale; 3) background research that has been conducted; 4) the meetings with the neighborhood; and 5) the Commission's determination that the neighborhood does meet the Scottsdale Historic Preservation Ordinance Criteria for designation under two criteria, event and design. There is definite special historic relevance of the postwar housing in Scottsdale. The architectural significance is unquestioned.

The five themes we have outlined in the Scottsdale Residential Single Family Neighborhood Development Themes 1947-1960 are also met by this subdivision. There is a decided historic association with the growth of Phoenix and the Metropolitan area and postwar development. It is also an illustration of the evolution of the residential subdivision practices that developed in Scottsdale during that postwar period.

Town and Country Scottsdale is one of the best examples in the Valley of post World War II subdivision practices, associated with the three design themes. It has distinctive relationship with Mr. Woodworth and Ralph Haver especially the distinctive one-story contemporary style construction and how they were able to reduce the construction cost. It is also an illustration of residential subdivision evolution and a representation of post World War II housing design during that period. It is a terrific representation of single family home architectural styles built during this important time period.

Commissioner Dallett moved to make the determination that Town and Country Scottsdale is eligible for an HP zoning map amendment, from R1-7 and R-3 residential to R1-7HP and R-3-HP residential with an HP overlay. Recommend to the Planning Commission and City Council that HP overlay zoning should be applied to the Town and Country Scottsdale historic district and that the neighborhood should be placed on the Scottsdale Historic Register.

Seconded by Commissioner Johnson. Commissioner Johnson stated that she would concur with what Commissioner Dallett said about significance and meeting the criteria for designation.

Commissioner Gonzales stated that he wholeheartedly supports the motion. He further stated that he is an advocate for recognizing the developer, Woodworth and the architect, Haver. This architecture is worth saving.

Commissioner Howard stated she would support the motion because Town and Country Scottsdale is a significant representation of post World War II single family subdivision practices in Scottsdale.

Chair Wimmer called for the vote. The motion passed unanimously 5 to 0.

- **Cases 10-HP-2004 and 25-ZN-2004, Village Grove 1-6 Neighborhood** – Request by City of Scottsdale, applicant to add HP overlay zoning to designate a single family neighborhood of approximately 72 acres, from 66<sup>th</sup> to 69<sup>th</sup> Streets and between Oak and Almeria, as a historic district and to place the neighborhood on the Scottsdale Historic Register.

Ms. Abele presented this case as per the packet mailed to the Commission. Staff recommends the HPC make a determination that the Village Grove 1-6 subdivision meets the criteria for designation on the Scottsdale Historic Register and set forth their findings on how the neighborhood is historically and/or architecturally significant. The HPC should forward a recommendation to the Planning Commission and City Council that HP overlay zoning be applied to the Village Grove 1-6 historic district and that the neighborhood should be placed on the Scottsdale Historic Register.

Chair Wimmer opened public testimony.

Tim Reiling, 6841 E. Almeria Road, spoke in opposition of this request. He stated he felt there are flaws in the Historic Significant and Integrity report regarding the facts. He further stated that he did not see anything significant in these houses that should put them on National Register. He commented that he could not see why people should be restricted from making improvements to their homes.

Stefanie Francis, 6829 E. Granada Road, spoke in favor of this request. She thanked staff for their time and effort in this process. She stated her research on historic districts in Phoenix have indicated there are added benefits to the HP designation. She noted the changes some people talk about making to these houses would not be appropriate.

Chair Wimmer closed public testimony.

Commissioner Howard made a motion on Cases 10-HP-2004/25-ZN-2004. Village Grove 1-6 is an excellent example of typical post World War II single-family subdivision practices in Scottsdale. The neighborhood is one of the best expressions of the planning and marketing philosophies guiding successful, typical tract developments in the late 1950s. It is also significant for its design characteristics. Ninety two percent of the homes in the large development of 255 lots still contribute to this historic character. There is a decided historic association with the growth of Phoenix and the Metropolitan area and postwar development. It is also an illustration of the evolution of the residential subdivision practices that developed in Scottsdale during that postwar period.

Commissioner Howard moved that the Village Grove 1-6 neighborhood be designated a historic district. The Historic Preservation Commission make a recommendation to the Planning Commission and City Council for an HP zoning map amendment, from R1-7 residential to R1-7 HP residential with an HP overlay, designating Village Grove 1-6 as a historic district and placing the neighborhood on the Scottsdale Historic Register.

Seconded by Commissioner Johnson.

Commissioner Gonzales stated that there are a lot of things that can be done to improve a home without interfering with the structural integrity of the home or the front façade. He further stated he thought the HP designation would be a benefit.

Commissioner Dallett stated that she felt this is a wonderful opportunity for the City of Scottsdale to designate Village Groove 1-6 as a historic district. It is an excellent example of large-scale post

World War II single-family construction. She further stated it is a wonderful addition to the Scottsdale Historic Register.

Chair Wimmer called for the vote. The motion passed unanimously 5 to 0.

Chair Wimmer announced that there would be a series of workshops beginning next month and the purpose is to allow residents to bring their designs and discuss them with design professionals as well as have their questions answered regarding changes that can be made to enhance their properties. He noted that homeowners will be encouraged to embrace sustainability and energy efficiency in their plans, and that the guidelines will address changing the steel casement windows to more energy efficient windows within the same openings.

- **Case 1-HP-2005, Hotel Valley Ho Certificate of Appropriateness, 6850 E. Main Street** – Request by Scott Lyon, owner and Ken Allen, architect for a Certificate of Appropriateness for amended site plan and elevations for the improvements within the HP overlay zone, including ballroom, Trader Vic's Restaurant, revised residential tower elevations, landscape plan, and main pool. Amend 49-DR-2004#4 and 3-HP-2004.

Ms. Abele presented this case as per the packet mailed to the Commission. Staff recommends the HPC should make a recommendation on a Certificate of Appropriateness for the Hotel Valley Ho and Trader Vic's Restaurant setting forth their findings as to if and how the plans submitted are in substantial conformance with the approved design guidelines in the Hotel Valley Ho HP Plan for specific portions of the project. It is recommended that the site plan and elevations be approved, subject to the final plans meeting all City requirements.

Mark Philp, Allen + Philp Architects, stated the Commission has seen this project a couple times before. He further stated the project is currently under construction. He reviewed the proposed site plan and elevations. He discussed the differences in the buildings as seen in the past and what you see today in the application. He reviewed the color palette on the rendered elevations.

Mark Schwartz, E Group landscape architects, provided an overview of the revised landscape plan. He reviewed the plant palette.

Mr. Philp provided information on the sign at the entrance on 69<sup>th</sup> and Main Street.

Commissioner Dallett inquired if the Salt River aggregate was used historically or if it is a new element. Mr. Philp presented samples of honed and sandblasted block and explained how the materials would be used on the ballroom.

Mr. Philp responded to the commissioners' questions and comments regarding this request.

Commissioner Gonzales moved to approve the Certificate of Appropriateness on Case 1-HP-2005 Hotel Valley Ho and to commend the developer and the architect for trying to work with everybody and the HPC to bring this development to fruition. It has been a long involved process. He stated, I believe this is the best thing for all the people concerned. I'm sure everybody is anxious to see this happen. We are happy to see that everybody stayed on board with the restaurant and the resort, and

that it has been viable for both the developer and the city. He made a motion to approve the Certificate of Appropriateness. Seconded by Commissioner Howard.

Commissioner Johnson stated that she still has a concern that the project will no longer reflect the history of the period, that when people come on 68<sup>th</sup> Street or Indian School people will see the new additions to the Hotel Valley Ho first instead of the historical hotel. She further stated she is concerned that we are going to forget it was a historic building. She commented it is a nice design. She expressed her concern that there were not a lot of desert plants being used in the landscape plan.

Commissioner Dallett stated that if you look at the design guidelines for new construction she felt satisfied that the historic buildings would be retained as a key element on the overall site plan. And the new construction will continue with an informal arrangement. New construction will match and continue the proportional pattern. There will be a clear definition of the transition between the old and the new. The pattern and architecture detailing found on the historic buildings will be incorporated into the new construction.

Chair Wimmer called for the vote. The motion passed unanimously 5 to 0.

#### **FUTURE MEETINGS AND AGENDA ITEMS**

Chair Wimmer stated the next Historic Preservation Commission meeting would be held on March 10, 2005, tentatively planned to be at Taliesin West.

Meeting adjourned at 7:20 p.m.

Submitted by:

For the Record Court Reporters